



SHAN RATH

Athy, Co. Kildare

New Development
of Stylish 2, 3 & 4 Bed Homes



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A reputation you can trust
walshhomes.ie



SHAN RATH

Athy, Co. Kildare

Where Every House
Feels Like Home



A reputation you can trust

Walsh Homes Ltd. was established on the foundation of the success and ongoing development of its parent company David Walsh Civil Engineering Ltd.

We have spent years developing our skills and knowledge as a family owned and locally operated company, and as a result we have established a solid and reputable company brand.



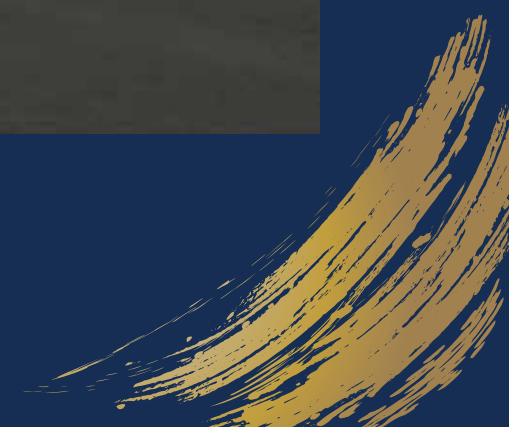
A NEW DEVELOPMENT of Stylish 2, 3 & 4 Bed Homes



SHAN RATH
Athy, Co. Kildare

At Shanrath, every home is more than just a place to live - it's a lifestyle.

With stylish 2, 3 and 4-bedroom layouts, innovative energy-efficient design, and modern finishes throughout, these homes have been created with today's living in mind. Inspired by the rich heritage of the area and crafted for the way you want to live, Shanrath brings comfort, convenience and character together seamlessly.



EXPLORE ATHY

Athy - A Modern Lifestyle with a Strong Community.

Athy is a thriving town in south Co. Kildare that blends rich heritage with modern convenience, making it the ideal place to call home. Athy offers a welcoming community, all within easy reach of Dublin and the Midlands thanks to superb transport links.

Known for its cultural heritage and annual events such as the Shackleton Autumn School, the town combines a proud past with a bright future. With new residential developments adding to its appeal,

Athy is the perfect choice for families and individuals seeking quality living in a well-connected and vibrant setting.



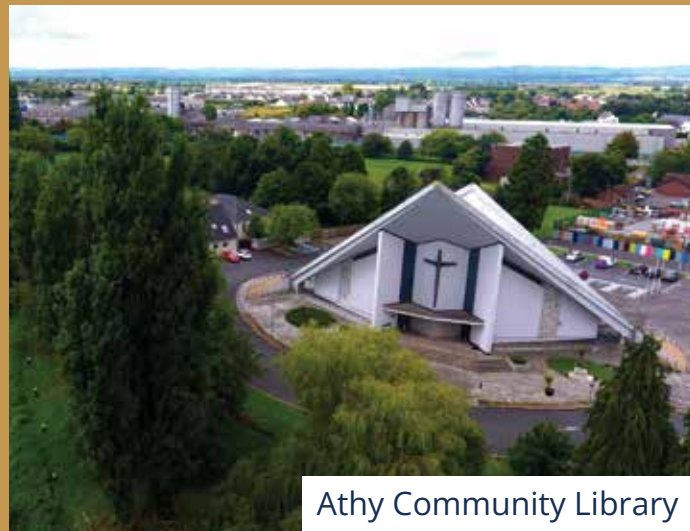
Emily Square



Shackleton Museum



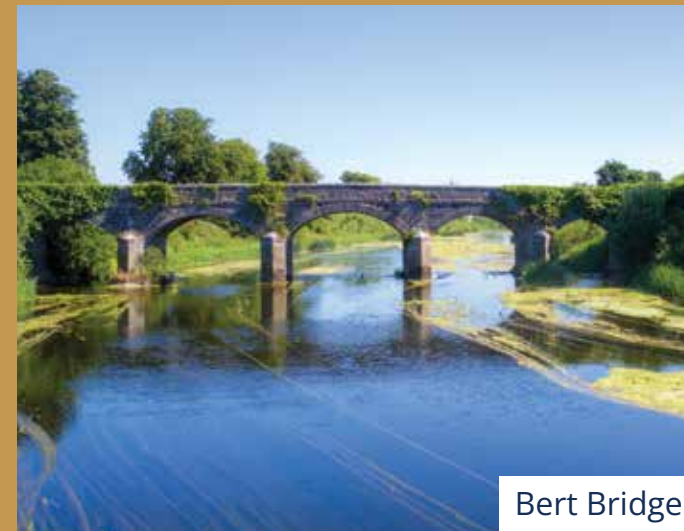
A place to call home



Athy Community Library



White's Castle



Bert Bridge



Athy Court House



SHAN RATH

Athy, Co. Kildare

Athy is a town of rich cultural heritage, situated on the River Barrow, offering an ideal location for exploring its history and everything it has to offer.



Shopping

- 1 ALDI
- 2 SuperValu
- 3 Lidl
- 4 McCauley Pharmacy
- 5 McCabe's Pharmacy
- 6 Shaws Department Store
- 7 Moore's Life Pharmacy
- 8 McHugh's Pharmacy
- 9 A & A Pharmacy
- 10 Dún Brinn Convenience Store

Food & Drink

- 11 The Auld Shebeen
- 12 Paddy Dunnes
- 13 The Duke
- 14 Mani In Pasta
- 15 Insomnia Café
- 16 Square - Speciality Coffee Bar
- 17 The Market House Andersons
- 18 The Bay Tree Restaurant
- 19 Ngai's Restaurant
- 20 Frank O'Brien's
- 21 29 Urban Corner
- 22 Bradbury's
- 23 Clancy's Athy

Schooling

- 24 Scoil Mhichil Naofa
- 25 Ardscoile na Tríonóide
- 26 Athy College
- 27 Scoil Phádraig Naofa
- 28 Athy Model School
- 29 Gaelscoil Átha Í

Childcare

- 30 Tiny Tots
- 31 Little Angels
- 32 Tír na nÓg Nursery & Montessori
- 33 Creative Kids
- 34 Ardreigh Childcare & Montessori

Sport & Leisure

- 35 K Leisure Athy
- 36 Athy Sports Hub
- 37 Athy Rowing & Canoeing Club
- 38 Athy Tennis Club
- 39 Athy Rugby Club
- 40 Athy Town Soccer Club
- 41 Athy GFC
- 42 Clanard Court Hotel, Revive Garden Spa
- 43 Burtown House & Gardens
- 44 Kilkea Castle & Golf Course
- 45 Athy Golf Club
- 46 Athy Food Drink & Skills Innovation Hub

IDEAL LOCATION



Athy Railway



Bars & Cafes



Kilkea Castle



Local Schools



K Leisure Athy

Shanrath - The Ideal Location

Set right at the heart of Athy's sporting and leisure hub – beside Athy Rugby Football Club, Athy GFC, and just steps from the town's swimming pool – this exciting new development offers a prime position within one of Kildare's most welcoming and vibrant communities.

Families will love the convenience of being within walking distance of excellent schools, local shops, and leisure facilities, while commuters enjoy seamless access to rail and road links connecting Athy to Dublin, Carlow, and beyond.



Yours to Explore



Stradbally Woodland Railway



Athy Train Station

ON YOUR DOORSTEP

Shanrath - The Ideal Location

Just minutes away, the River Barrow, Woodstock Castle, and the Shackleton Museum celebrate the town's rich heritage, while nearby parks, sports clubs, and a lively town centre provide everything needed for modern family living.



Shackleton Museum - Newly Renovated



Grand Canal



Athy Primary Care Centre



Sports Clubs

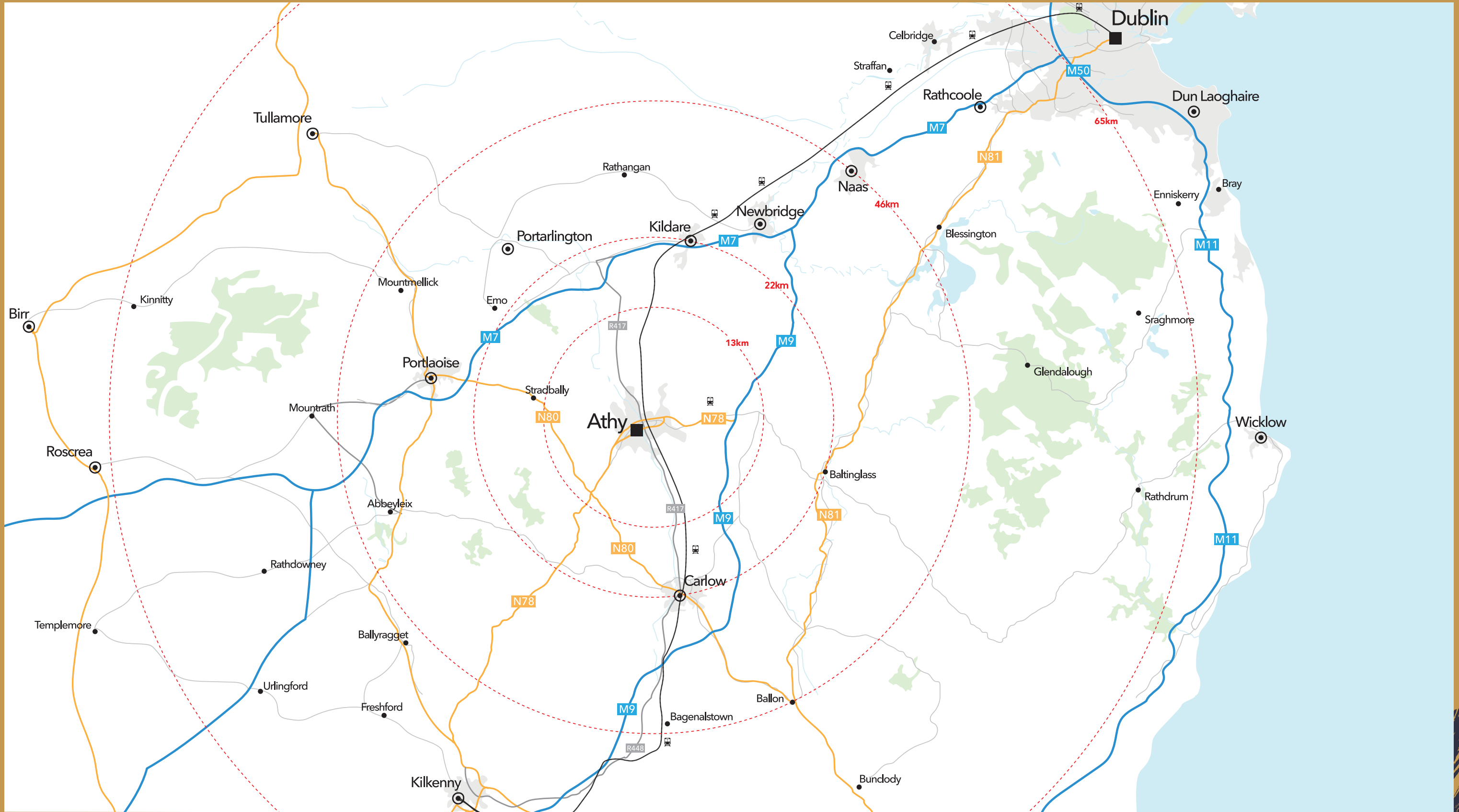


River Barrow



Athy Golf Club

ATHY, IDEALLY LOCATED



SPECIFICATIONS

Ber & Energy Efficiency

- IJM timber frame construction
- Ber A2 energy rating with highly insulated airtight design
- Future proof UPVC triple glazed windows
- Ultra tech composite door
- Provision for electric car charger

BER A2

Interior Finishes

- Fully painted interior (white)
- 8ft high ceilings
- Internal solid core ladder doors with silver lever handle
- Chamfered skirting and architrave
- Victorian ash slatted stair wall
- Glazed wall on landing with ash newel posts
- Ample storage under stairs and in hot press (shelves fitted)
- Fitted wardrobes in bedroom 1 & 2

Exterior Finishes

- Maintenance free front exterior with oldtown multi antique brick facade and pebble dash finish to side and rear
- Granite windowsills to front, concrete sills in the rear
- Oldtown multi antique brick wall and hedge front boundaries

Warranty cover under homebond

- 10 Year homebond structural guarantee

Exterior Features

- Double off street private parking
- Concrete post with timber panel fencing to side and rear
- Levelled, topsoiled and seeded rear gardens
- Side gate to garden included
- Exterior tap in the rear garden
- Front and rear external lighting

Electrical & Plumbing

- Utility room plumbed for washing machine and dryer
- Data points in living room, kitchen & master bedroom
- Generous electrical outlets throughout the house
- Smoke alarms fitted throughout the house
- Fibre to the home connection ready

Kitchen & Utility

- Fully fitted kitchen included
- An allowance is included for the selection of kitchen appliances from our approved electrical supplier.
- Separate utility with space allocated for washing machine and dryer

Bathroom & En-Suites

- Separate bath and shower in main bathroom
- Low profile shower trays and fitted shower screens
- Heated towel radiators in bathrooms
- High quality modern sanitary ware with rainfall shower heads
- Wired for mirror lights in all bathrooms
- Tiling to floors and wet areas



SPECIAL FEATURES

Benefits of a Timber Frame House – IJM Timber Frame

- Acoustic Performance – Timber frame houses rely on a combination of insulation and mass to achieve sound resistance. By adding an extra layer of plasterboard, timber homes outperform masonry wall construction.
- Fire Safety – All timber frame buildings are designed to meet or exceed the requirements of the building regulations. The British Research Establishment conducted extensive research into various methods of construction and determined that timber structures did not compromise the fire integrity of the dwelling.
- Sustainability – Timber as a construction material can be considered as part of the solution to many of the perceived environmental problems, timber is harvested from renewable sources.
- All IJM timber is taken from managed forests in Europe.
- IJM is PEFC certified.

Heating – Daikin

- The Daikin Altherma outdoor unit extracts 75% of its energy from outside air to provide heating and hot water, while the rest is provided by electricity. Air-to-water heat pumps are among the most economical heating solutions by relying on air for your heating needs, the heat pump achieves the highest energy labels.

Mechanical on Demand Ventilation – Aereco

- The Aereco's mechanical exhaust ventilation system has been designed to optimise the indoor air quality through its smart air inlets and exhaust units that automatically detect the need for ventilation. For example, the humidity generated by the shower is detected then exhausted by the unit automatically.

External Windows & Doors – Munster Joinery

- Front Door – Ultra Tech Composite Door
- The Ultra Tech door is a heavy-duty engineered door panel that gives the aesthetic appeal of the traditional timber door with the best strength, security with multi-point locking and the highest thermal performance characteristics that modern technology can achieve.

Back Door – Passive PVC French Doors

- The low maintenance Passive uPVC French Door is ideal for the low energy build allowing optimum light and solar gain with minimal heat loss.

Windows – Future Proof Triple Glaze Windows

- The triple glazed window meets the most stringent energy efficiency requirements without compromising on the inherent advantages and performance of a uPVC window.



SITE MAP

2 BEDROOM HOUSES



SEMI-DETACHED
88 SqM



SEMI-DETACHED
89.9 SqM

3 BEDROOM HOUSES



SEMI-DETACHED
112.3 SqM



SEMI-DETACHED
Side Entry
113.3 SqM



SEMI-DETACHED
106.7 SqM

4 BEDROOM HOUSES



SEMI-DETACHED
138.4 SqM

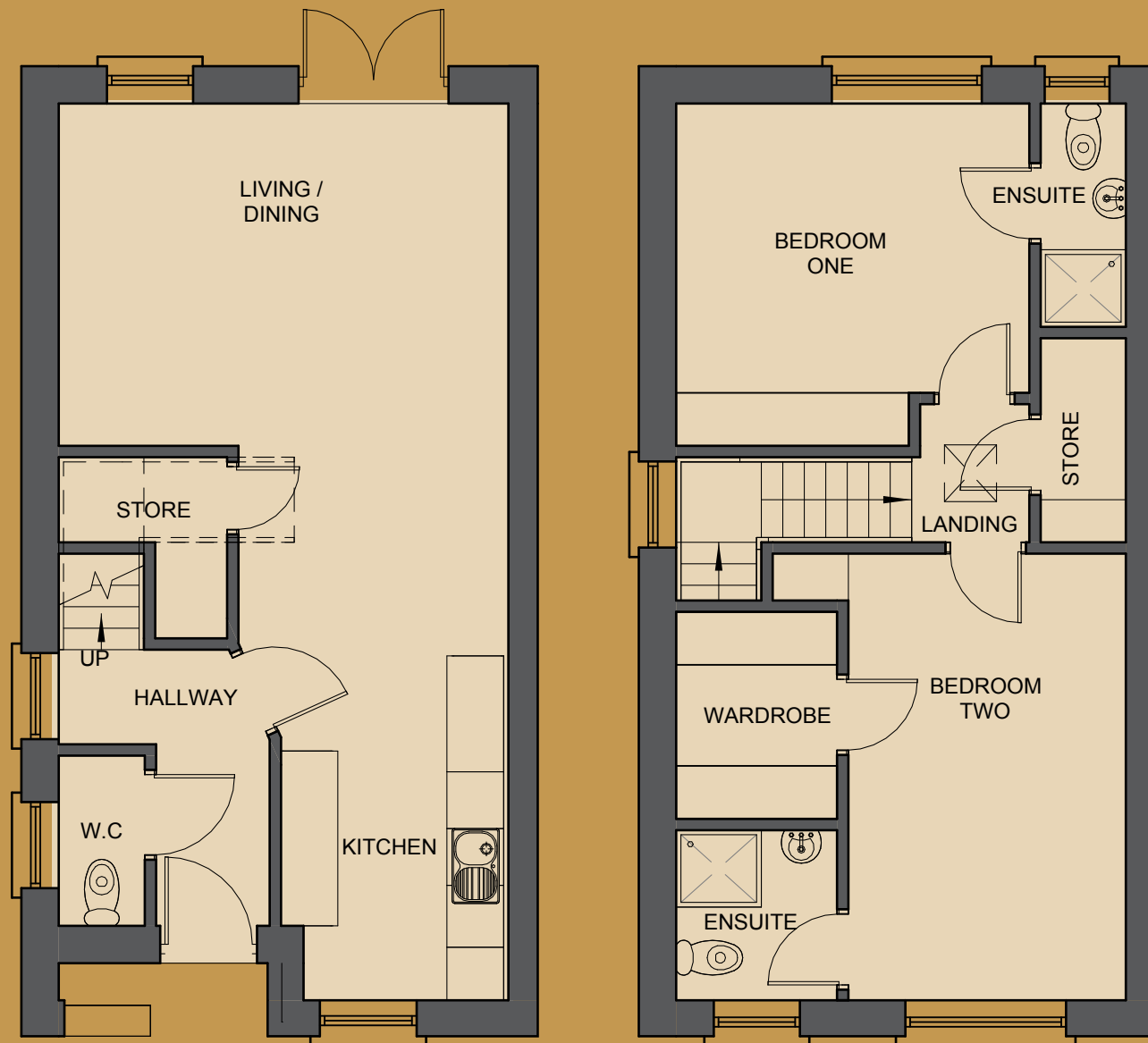


SEMI-DETACHED
Side Entry
143.7 SqM



FLOOR PLANS

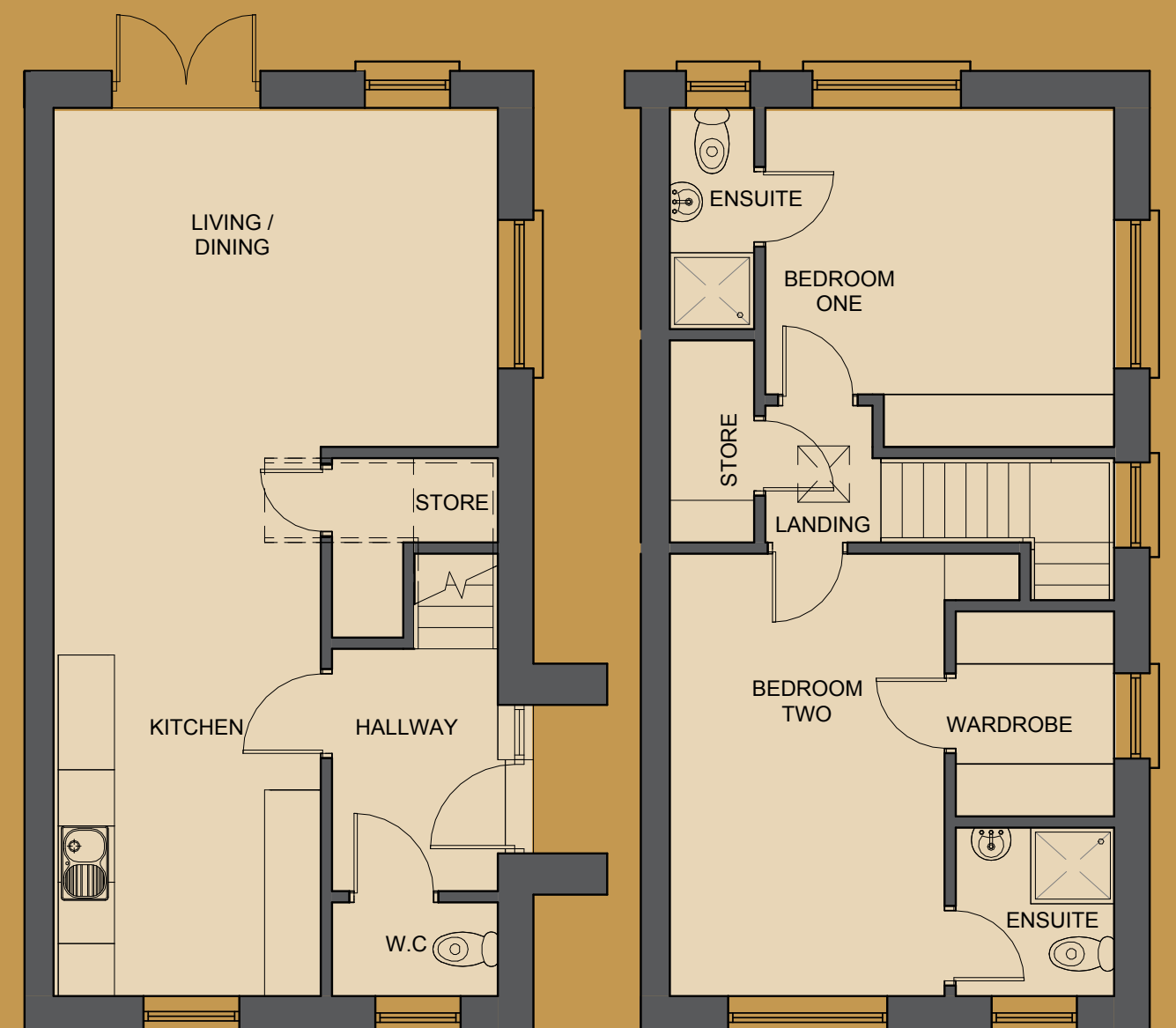
C 2 BEDROOM SEMI-DETACHED
88 SqM



Ground Floor

First Floor

G 2 BEDROOM SEMI-DETACHED
89.9 SqM



Ground Floor

First Floor

Please note: In the interest of the development as a whole, the developer retains the right to modify the specification and design. Only the development is intended to be represented by these specifics. The development may be approximated or represented by visual representations, finishes, layouts, and/or scales, rather than by precise specifications of the real unit. The developer retains the right to modify the specification and design in order to further the development's ultimate goals.

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F 3 BEDROOM SEMI-DETACHED
Side Entry
113.3 SqM



Ground Floor

First Floor

A2 3 BEDROOM SEMI-DETACHED
112.3 SqM



Ground Floor

First Floor

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A 3 BEDROOM SEMI-DETACHED
106.7 SqM - A1 & A3



Ground Floor

First Floor

B 4 BEDROOM SEMI-DETACHED
138.4 SqM



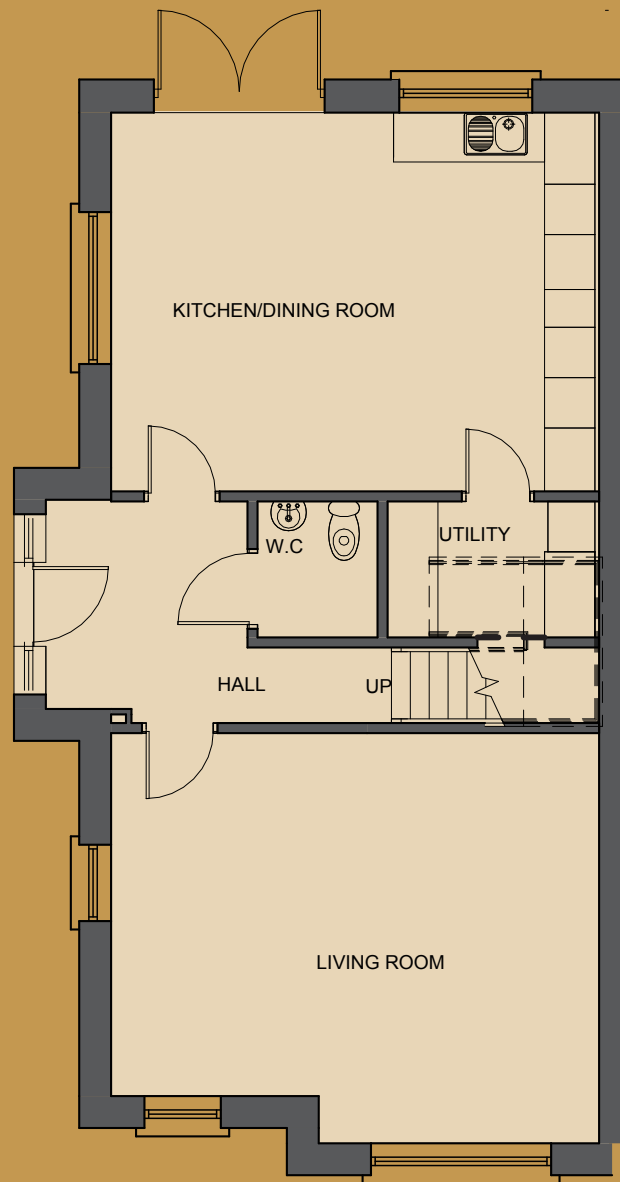
Ground Floor

First Floor

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E 4 BEDROOM SEMI-DETACHED
Side Entry
143.7 SqM



Ground Floor



First Floor



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